S DIV: LOT 7 BLOCK 1 WOODLAND G

357-211, 663-215,16, 773-1550, 9

MCNAIR JAMES D/MCNAIR SHARON E
1152 SOUTH EAST BAYA DR
LAKE CITY, FL 32025

2026

00-00-00-13550-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

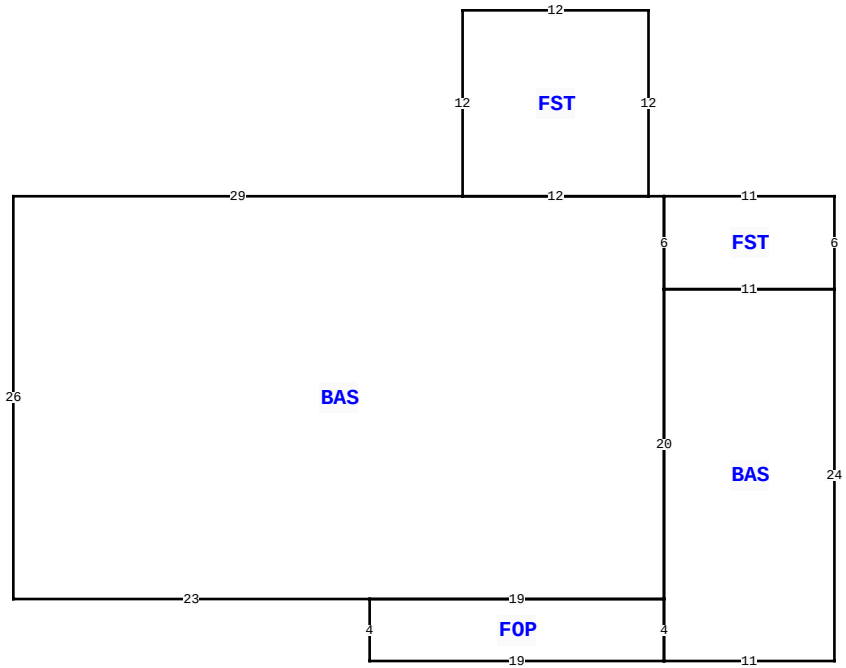
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	264	100		264	21,884
BAS	1,092	100		1,092	90,521
FOP	76	30		23	1,906
FST	66	55		36	2,984
FST	144	55		79	6,549
TOTALS	1,642			1,494	123,844

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,494	111.8700	127.53	190,530	1962	1970	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2007 Heated Area: 1356 HX Base Yr 2007



1152 SE BAYA DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		123,844
TOTAL MARKET OB/XF VALUE		1,600
TOTAL LAND VALUE - MARKET		7,405
TOTAL MARKET VALUE		132,849
SOH/AGL Deduction		60,641
ASSESSED VALUE		72,208
TOTAL EXEMPTION VALUE	HX HB	47,208
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		132,849
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,674

SALE:3:1: INCLUDES PRCL#13551-000

SALE:1:1: LOT 7 BLK 1 WOODLAND GROVE UNIT 1

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1074/0500	1/26/2006	WD	U	I	08	69,000
GRANTOR: CHARLES AND DEBORAH K						
GRANTEE: JAMES AND SHARON MC						
0945/2651	2/01/2002	WD	Q	I	01	100,000
GRANTOR: EDRIS J & JACKIE D TA						
GRANTEE: CHALRES H KALB & DE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 S26 E23 FOP= S4 E19 N4 W19 $E19 BAS= S4E11 N24W11 S20$ N20 FST= E11N6 W11 S6$N6 W1 FST= N12 W12 S12 E12$ W12$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 1,600

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		CG	76.00	120.00	7,405.00	SF		1.00	1.00	1.00	1.00	1.00	7,405							

REVIEW DATE 12/14/2016 BY DF Total Acres: 0.17 Total Land Value: 7,405 Market: 0 Agricultural: 0 Common: 7,405 PRINTED 05/08/2026 BY SYS